# KENNEDY LAND AUCTION


CHUCK SUTTON – Auctioneer & Land Broker, LLC
605-336-6315

DEAN STOLTENBERG – RE Salesperson & Auctioneer
507-348-7352

JARED SUTTON, CAI – RE Salesperson & Auctioneer
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## +/-74.42 Acres of Choice High Percentage Tillable Springwater Township Rock County Minnesota Land with Terrific Soils and an Excellent Location Lying Adjacent to a County Highway and Just 1½ Miles East of Highway #23

We will offer the following real property at auction "On Site" at the land located from Jasper, MN (Jct. Hwy. #23 & 251st St./Co. Hwy. #12) – Approx. 9 miles south on Hwy. #23 and 1 ½ miles east on 161st St./Co. Hwy. #20; from Garretson, SD – 3 miles east to the Jct. of 161st St. & Hwy. #23, then continue 1½ miles east on 161st St. to the NW Corner of the land; from the Pipestone-Jasper Exit #1 on I-90 – 7½ miles north on Hwy. #23 to 161st St., then 1½ miles east on 161st St.; or from Luverne, MN – 3 miles north on Hwy. #75 and approx. 9½ miles west on 161st St. to the NW Corner of the land.

**FRIDAY JANUARY 6, 2023 SALE TIME: 10:00 AM**

This auction presents a great opportunity to purchase a very well located choice +/-74.42 acre parcel of land that is located in Springwater Twp. of Rock County, MN, which is one of the leading agricultural areas of Southwestern Minnesota. Especially noteworthy – is the fact that this property has been owned by Williams/Kennedy family for over 90 years since acquired by Martin Williams – the great grandfather of the present owner. This farm has superb soils, a very high percentage tillable, an excellent location, very good eye appeal and has been enhanced by the installation of a significant amount of drain tile, additionally in the Fall of 2022 approx. 182.5 tons of High Cal Lime was applied for benefit of the 2023 and future crop years at a cost to the seller of over $13,000.00. This land has a very good location and is an inside parcel of land bordered on the north by Co. Hwy. #20/161st St. and is within 1 ½ miles of Hwy. #23 providing excellent farm to market access.


**RICHARD KENNEDY, Owner**
**Cell Ph. 605-759-2794**
**- Don Klosterbuer – Klosterbuer & Haubrich, LLP**
**– Attorney & Closing Agent for the Sellers – Luverne, MN –**
**ph. 507-283-9111**

According to FSA information this +/-74.42 acre farm has approx. 73.24 acres of cropland with the non-tillable portions comprised of a small grassed waterway in the southeasterly portion of the farm and a small amount of roadway with a large 67.3 acre corn base with a 186 bu PLC yield and a 5.9 acre soybean base with a 46 bu. PLC yield. According to the Rock Co. Assessor this farm has an excellent CER of 94.65; comparatively information obtained from Surety Agri-Data, Inc. indicates that this farm has a very high weighted average productivity index of 96.1 the cropland comprised predominately of Class I & II soils. This farm has been maintained in an excellent state of cultivation and has been improved by the installation of some drain tile throughout portions of the farm. The general topography of this land is gently rolling to rolling. The total Homestead RE taxes payable in 2022 on this land were $2,450.00. If you are in the market for a productive parcel of land with powerful soils located in an excellent farming area of Rock County, MN that has potential to serve as a terrific addition to an area row crop farming operation or as an investment, then make plans to inspect this property and be in attendance at this auction.

**ABBREVIATED LEGAL DESC.:** The W½ NE¼ of Sec. 19, T. 103N., R. 46W., except the +/- 5.58 acre acreage site, (Springwater Twp.), Rock Co., MN – containing 74.42 acres M/L according to Rock County Assessor's records.

**TERMS: Cash -** A 10% nonrefundable earnest money payment sale day and the balance on or before Feb. 23, 2023, with full possession for the 2023 crop year. The High Cal Lime with a cost of approx. $13,000.00 will pass with the land at "No Cost" to the Buyer. Marketable Title will be conveyed and abstracts of title continued to date will be provided to the buyer for examination prior to closing. All of the RE taxes payable in 2022 will be paid by the seller with the buyer(s) to be responsible for payment of all of the RE taxes due & payable in 2023. The sellers do not warranty or guarantee that existing fences lie on the true boundary and any new fencing, if any, will be the responsibility of the purchaser pursuant to MN statutes. FSA cropland acres, yields, bases & other information are estimated and subject to County Committee approval. This property is sold based on the acres as stated on the county tax records with the acres understood to be "more or less" and is sold subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all applicable county zoning ordinances. Information contained herein is deemed to be correct, but is not guaranteed. The RE licensees/auctioneers in this transaction stipulate that they are acting as agents for the sellers. Sold subject to confirmation of the Owner.

**This property has potential to serve as an excellent addition to an area row crop or crop/ livestock operation and/or as an investment property. Please mark your calendars and plan to attend this auction, or if you are unable to attend and need to make arrangements to bid by phone, then contact the auctioneers prior to sale day to make arrangements. To View FSA Maps, Soils, Tile Maps or additional information, see www.suttonauction.com or contact the auctioneers.**


## RICHARD KENNEDY, Owner

**Cell Ph. 605-759-2794**

**- Don Klosterbuer – Klosterbuer & Haubrich, LLP**

**– Attorney & Closing Agent for the Sellers – Luverne, MN - ph. 507-283-9111**

**CHUCK SUTTON - Auctioneer & Land Broker - Lic. #59-26 -**

**Sioux Falls, SD - ph. 605-336-6315 & Pipestone Realty – ph. 507-825-3389**

**DEAN STOLTENBERG – RE Salesperson & Auctioneer - Lic. #59-38 - Jasper, MN - ph. 507-348-7352**

**JARED SUTTON, CAI – RE Salesperson & Auctioneer - Lic. #59-72 – Flandreau, SD – ph. 605-864-8527**


CHUCK SUTTON
AUCTIONEER & LAND BROKER LLC

www.suttonauction.com

USDA United States Department of Agriculture

# Rock County, Minnesota

## Farm 6020

## Tract 1692

2021 Program Year

Map Created March 30, 2021

0 175 350 700 Feet

**Unless otherwise noted:**
**Shares are 100% operator**
**Crops are non-irrigated**
**Corn = yellow for grain**
**Soybeans = common soybeans for grain**
**Wheat = HRS, HRW = Grain**
**Sunflower = Oil, Non-Oil = Grain**
**Oats and Barley = Spring for grain**
**Rye = for grain**
**Peas = process**
**Alfalfa, Mixed Forage AGM, GMA, IGS = for forag**
**Beans = Dry Edible**
**NAG = for GZ**
**Canola = Spring for seed**

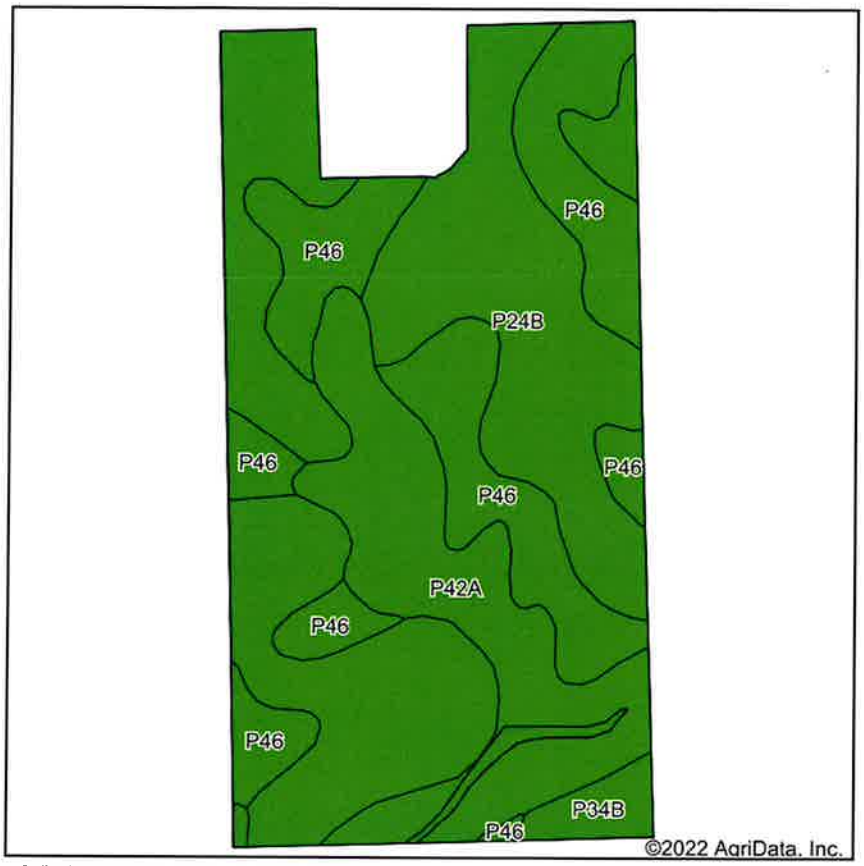
**Common Land Unit**
Non-Cropland
Cropland
Tract Boundary
Minnesota_Transparency_Polygon_02142

**Wetland Determination Identifiers**
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

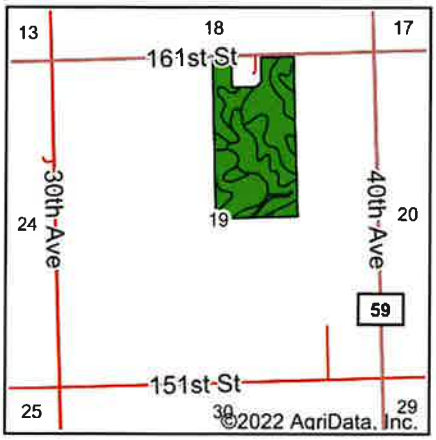
Tract Cropland Total: 73.24 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2019 NAIP imagery.

# Soils Map




Soils data provided by USDA and NRCS.




State: **Minnesota**
County: **Rock**
Location: **19-103N-46W**
Township: **Springwater**
Acres: **73.91**
Date: **11/11/2022**

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Maps Provided By surety CUSTOMIZED ONLINE MAPPING
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N W E S

| Area Symbol: MN133, Soil Area Version: 20 | | | | | | | |
|---|---|---|---|---|---|---|---|
| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Irr Class *c | Productivity Index |
| P24B | Moody silty clay loam, cool, 2 to 6 percent slopes | 35.19 | 47.6% | | IIe | | 95 |
| P46 | Trent silty clay loam, 0 to 3 percent slopes | 20.29 | 27.5% | | I | I | 100 |
| P42A | Whitewood silty clay loam, 0 to 2 percent slopes | 16.79 | 22.7% | | IIw | | 94 |
| P34B | Splitrock silty clay loam, 2 to 5 percent slopes | 1.64 | 2.2% | | IIe | | 91 |
| | | | | **Weighted Average** | **1.73** | ***-** | **96.1** |

*c: Using Capabilities Class Dominant Condition Aggregation Method
*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.
Soils data provided by USDA and NRCS.

2005 5 inch
291
843 6 inch
205
265
224
702 4 inch

# Qualm Farms

# INVOICE

**Jordan and Ann Qualm**
**48782 252nd St**
**Sherman, SD 57030**

**(605) 594-2290**

**INVOICE NUMBER** 169
**INVOICE DATE** November 16, 2022

**SOLD TO:**
Rich Kennedy

| QUANTITY | DESCRIPTION | UNIT PRICE | AMOUNT |
|---|---|---|---|
| 182.5 | tons High Cal Lime Section 19 Rock County Kennedy 80 | $ 68.00 | $12,410.00 |
| 73 | acres spread | $ 9.00 | $657.00 |
| | | SUBTOTAL | 13,067.00 |
| | | TAX | 0.00 |
| | | FREIGHT | |
| | | | $13,067.00 PAY THIS AMOUNT |

***THANK YOU FOR YOUR BUSINESS!***

CHUCK SUTTON
AUCTIONEER & LAND BROKER LLC

# www.suttonauction.com

The Sale of your property may be a once in a lifetime event…

Our company has been serving the auction needs of clients since 1932 & presently we are licensed real estate brokers in SD, MN, IA, & NEB. Our firm has grown to be recognized as industry leaders in the Auction Industry.

In the last 10 years our firm has sold over 132,000 acres of Property including Ag Land, Acreages & Development Property. We have also sold numerous Farm Equipment, Construction Equipment & other Personal Property Auctions.

**"Successful Auctions Don't Just Happen They're Planned"** - The Sale of your property may be a once in a lifetime event, so it is important that you rely on an auctioneer with experience, knowledge, education, marketing & promotional skills, established contacts with numerous qualified prospective buyers and last but not least - a track record of success! Our auction company has been serving the auction needs of clients since 1932 and currently we are licensed RE Brokers in South Dakota, Minnesota, Iowa and Nebraska. Our firm has grown to be recognized as a leader in the auction industry. Furthermore, auctions have become ***the marketing method of choice for farmland***, being the most tried and true method of marketing with a proven record of results surpassing such methods as sealed bids and negotiated sales, ***with auctions providing the "Ultimate Marketplace"*** - ***by maximizing the number of prospective buyers and also allows the seller to set the terms of sale and puts all buyers on an equal playing field, where all parties have a fair and equal opportunity to bid and buy.***

If you are considering the sale of your land, contact, Chuck Sutton or Jared Sutton at Chuck Sutton Auctioneer & Land Broker, LLC or any of our other affiliated offices, and let them and their professional associates put their years of experience to work for You!!

**"Remember, Successful Auctions Don't Just Happen, They're Planned!!"**
**www.suttonauction.com**

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| **Chuck Sutton Auctioneer & Land Broker, LLC**<br>1116 N. West Ave<br>Sioux Falls, SD<br>ph. 605-336-6315 | **Kuhle-Sutton Agency, LLC**<br>127 2nd Ave. W<br>Flandreau, SD<br>ph. 605-997-3777<br>www.kuhlesutton.com | **Pipestone Realty, LLC**<br>120 N. Hiawatha Ave.<br>Pipestone, MN<br>ph. 507-825-3389<br>www.pipestonerealty.com |

# NOTES